COMMITTEE EXTRACT

Committee Date:

Reference:- 08/00915/FUL **Parish:-** Witherley Parish Council

Applicant:- Mr I McKensie
10 Hunt Lane
Witherley
Atherstone
Warwickshire

Location:- 10 Hunt Lane Witherley Atherstone CV9 3LH

Proposal:- ERECTION OF REPLACEMENT GARAGE

Introduction:-

Application described as being at 10 Hunt Lane, however is originally in space of garage to no.8 Hunt Lane. Red line of application includes both 8 and 10 as they are under the same ownership.

Existing detached ridged roof garage currently on site of 6 x 5 metre footprint. Application seeks to replace with a larger building of 7.6 x 6.8 metres in principally the same location and of the same eaves fronted design.

Planning history

None relevant

Consultations:-

Witherley Parish Council requests further information in respect of the position of the garage and an explanation of why this is described as a replacement garage when one already exists.

Development Plan Policies:-

BE1

Appraisal:-

This garage is a replacement for the existing garage in site, but is of a larger size. The siting remains in principally the same location and the existing garage is well screened by mature landscaping. The existing garage is not visually prominent within the street scene and the proposed garage is not likely to be prominent and to the detriment of visually amenity.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of the amenities of the occupiers of neighbouring dwellings or the character of the street scene.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and SPG on House Extensions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed ~~extension and alteration~~ garage shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 This permission does not convey any authority to enter onto land or into any building not within the control of the applicant except for the circumstances provided for in The Party Wall etc Act 1996.

5 The approved plan relevant to this decision is 3596-05c.

Contact Officer:- James Hicks Ext 5762